



## Rowpit Lane Catwick, HU17 5PR

\*\*\*\*IMMACULATELY PRESENTED DETACHED BUNGALOW\*\*\*\* This attractive detached bungalow was the former foreman's home for the local farm and has been beautifully renovated by the current owners who have started from scratch and redone almost everything in the property including:- replastering, new ceilings, rewiring, adding complete gas central heating, full double glazing, and new kitchen and bathroom. No attention to detail has been missed and it offers a great amount of versatile accommodation as follows:- entrance hall, lounge, kitchen diner, utility, three bedrooms, shower room and separate wc. Potential for extending into the roof (subject to planning). Outside is the complete package with large gardens, ample parking and garage. We recommend a full internal inspection to fully appreciate it all, so call us now to book your viewing on 01964 533343.

EPC Rating of 'D'.

Council Tax Band - 'C'.

Tenure-Freehold

**Asking Price £335,000**

### Entrance Porch

UPVC door to porch with reclaimed quarry tile flooring.

### Entrance Hall

This large welcoming hall has door to all rooms and solid oak wooden flooring that follows through to all reception rooms and bedrooms. Loft access hatch, fully boarded with pull down loft ladders, with potential for extra living accommodation (subject to local authority approval), and radiator.

### Lounge

15'0" x 14'11" (4.59 x 4.57)

A bright airy room with large picture windows to front and side, wall mounted, remote controlled programmable living flame effect gas room heater, television point, coving to ceiling and two radiators

### Kitchen

13'5" x 11'3" (4.10 x 3.43)

Window to side and also to rear into the utility room, an attractive range of matching, modern wall and base units with worktops over housing a 1 1/2 bowl sink unit, contrasting part tiled walls, integrated electric oven and gas hob with extractor over, tiled flooring and central heating boiler.

### Utility Room

A handy addition with windows to rear and side and door to the rear garden, base units housing a single drainer sink unit, plumbing for a washer and

dryer, tiled floor with stable door to the kitchen.

### Bedroom 1

11'6" x 10'10" (3.52 x 3.32)

Window to rear, television point, coving to ceiling and radiator.

### Bedroom 2

11'0" x 10'6" (3.36 x 3.21)

Window to front, television point, coving to ceiling and radiator.

### Bedroom 3

10'10" x 8'10" (3.32 x 2.71)

Window to side, television point, coving to ceiling and radiator.

### Shower Room

5'9" x 5'4" (1.76 x 1.65)

Window to rear, step in shower cubicle, wall mounted wash hand basin, low level wc, fully tiled walls, coving to ceiling and ladder style radiator.

### Separate WC

Window to rear, wall mounted wash hand basin and low level wc, fully tiled walls and ladder style radiator.

### Gardens

The property stands in the middle of a great sized plot that surrounds the bungalow. There is a lawned area both at the front, side and the rear with planted beds and mature trees, summerhouse, shed and sheltered barbecue area. Fencing and an original walled boundary make it secure for pets, there is also ample

parking on the long driveway that leads to the garage. Outside power point and security lighting to front and rear.

### Garage

Single garage with up and over door, power and light laid on.

### About Us

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### Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Rural Village Location
- Three Bedrooms

- Detached True Bungalow
- Substantial Plot

- Fully Renovated
- Viewing Essential





## Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. WE DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>66</b>	<b>81</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>61</b>	<b>77</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	